

MLCA Guidelines for Alternative and Solar Energy Systems Guidelines and Policy Statement

Effective April 1, 2026

The following Guidelines for Alternative Energy Systems property improvements pertain to the installation of alternative energy systems including solar energy. These Guidelines are a supplement to the architectural requirements set forth in the MLCA Master Agreement which governed the original design and construction of your property.

An Alternative Energy Systems Improvement is defined as any energy device or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of alternative energy for space heating, space cooling, electric generation, or water heating. MLCA will not approve system configurations that are stand alone, ground mounted, or wall mounted.

Based on this definition, the following common Solar Energy Systems would be considered, but not limited to:

- Photovoltaics (solar electric)
- Water heating for use within a building
- Water heating for space heating
- Pool heating

General Provisions Governing Installation of Solar Energy Systems

1. While MLCA is not responsible for verification of such equipment's compliance with any and all applicable governing regulations, requirements and standards, MLCA will require that all owners of property to submit for MLCA's review only those Solar Energy Systems that meet and satisfy any and all applicable governing regulations, requirements and standards. Whether specifically stated in the MLCA's written approval or not, all approvals are based on the condition that the system complies with all such governmental regulations, requirements and standards.

2. MLCA shall have an Architectural Review Committee (ARC) review the application for approval of the installation and use of a Solar Energy System in the same manner as an application for approval of an architectural modification to the property. The ARC is in place to ensure that the proposed system meets the established guidelines and standards. The ARC will make a recommendation to the Board who will issue final approval or disapproval of any application.

3. MLCA shall have the right to disapprove an application for a proposed Solar Energy System based on aesthetics pertaining to profile, size, mass, color, texture, material, and other aesthetic criteria considered by the MLCA pursuant to the MLCA Master Agreement. Any standards enforced under this policy will not result in a reduction in the production of electricity by the solar energy system by more than 10% or increase the total cost of the installation of the solar energy system to the member by more than \$1,000.00.

4. The homeowner of any approved and installed Solar Energy System shall properly maintain such Solar Energy System to ensure that it does not dilapidate or create a visual and/or aesthetic nuisance as determined by the MLCA. Should the installed Solar Energy System not be properly maintained resulting in visual and/or aesthetic nuisance, MLCA reserves the right to enforce any of its rights and/or remedies to ensure homeowner compliance.
5. Should the installed Solar Energy System fall into disrepair, is no longer functioning or in violation of any governmental regulation or requirement, MLCA may require the homeowner to upgrade the Solar Energy System to compliance, or if not possible, remove the Solar Energy System if warranted, and restore the property to its original state per MLCA Master Agreement.
6. Should a homeowner allow, or cause to be installed an unapproved Solar Energy System or a Solar Energy System to be installed not as approved, MLCA shall impose remedy or removal of such Solar Energy System at the homeowner's expense and the homeowner shall reimburse MLCA for any and all expenses, including but not limited to legal expenses and/or violation fines, required to enforce this guideline.
7. A co-owner who wants to install a Solar Energy System on the co-owner's unit shall submit the attached written application to MLCA.
8. MLCA will approve or deny the member's request to install a Solar Energy System within 30 days after receipt of the written application.

Design Rules

1. MLCA will not approve Solar Energy System configurations that are standalone, ground mounted, pole mounted or wall mounted.
2. All roof mounted Solar Energy Systems may only be installed on the homeowner's roof and shall be low profile [as defined in item 5 below], non-rack mounted panels.
3. Photovoltaic (PV) panel surface areas must be non-reflective and their color should match the existing roof shingles. PV panel frames must match the color of the PV panel surface area. PV panels must be a contiguous color with no metallic details or connections apparent on or in the panels.
4. The grouping array position for PV panels on any roof plane shall allow for, at a minimum, a clearance of 16" from all edges of that roof plane, i.e. ridge line, eave line, gable-end line. The array shall be made parallel to the main roof lines.
5. PV panels shall have the minimum possible parallel clearance from the finished roof plane. In no event shall the clearance exceed 6 (six) inches, as measured from the finished roof surface to the top surface of the PV panels.
6. PV panels shall be arrayed on the roof in a manner where they present a simple rectangle or square shape, providing a balanced and symmetric look. In roof area(s) with valleys or hip roof- lines, staggering or off-setting of panels may occur.
7. All PV panels and associated equipment must be anchored so they do not jeopardize the safety of residents or cause damage to adjacent properties.

8. All associated cables, connectors, conduits, junction boxes, etc. shall be trimmed or painted to match the surface on which they are placed. Any required invertors and additional utility meters/equipment shall be concealed from view.
9. The solar energy system may not extend above or beyond the roof of that home or unit by more than 6 (six) inches.
10. The solar energy system must conform to the slope of the roof and have a top edge that is parallel to the roof line.
11. The solar energy system may only have a frame, support bracket, or visible conduit or wiring that is silver, bronze, or black tone that are commonly available in the marketplace.

12. Any requests for tree removal to increase solar exposure to the PV panels must follow MLCA rules. The property homeowner cannot request that neighboring properties or MLCA common areas be compelled to accommodate for solar efficiency.
13. The approval of an adjacent home or unit owner is not required to approve an application to install an alternative energy system on the member's home or unit.

Prohibitions

MLCA will **not** do any of the following:

- (A) Inquire into a member's energy usage.
- (B) Impose conditions that impair the operation of a solar energy system.
- (C) Impose conditions that negatively impact any component industry standard warranty.
- (D) Require post-installation reporting.
- (E) Require a fee for submitting an application to install a solar energy system above that which is assessed for other applications related to a change to the property.
- (F) Prohibit a co-owner from resubmitting a written application to install an alternative energy system.
- (G) Deny a co-owner's application to install a solar energy system because of the identity of the entity that owns the solar energy system or financing method chosen by the member.

Possible Reasons for Denial

MLCA **may** deny an application to install an alternative energy system or require the removal of an alternative energy system if 1 or more of the following apply:

- (A) A court has found that the installation of the solar energy system violates a law.
- (B) The installed solar energy system does not substantially conform with the co-owner's application to install the alternative energy system as approved by MLCA.

